



REZONING APPLICATION

City of Columbus, Ohio • Department of Building & Zoning Services
757 Carolyn Avenue, Columbus, Ohio 43224 • Phone: 614-645-7433 • www.columbus.gov

OFFICE USE ONLY

Application #: 212-071
Date Received: 12/4/12
Application Accepted By: D. Hitt
Comments: 12335-00000-00735

Fee: \$3200

PAID
JAMIE DECEISE
DEC 5 - 2012
614-645-6350
BUILDING & ZONING SERVICES

LOCATION AND ZONING REQUEST:

Certified Address (for Zoning Purposes) 51 PARSONS AVE Zip 43215
Is this application being annexed into the City of Columbus ☐ Yes ☒ No (circle one)
If the site is currently pending annexation, Applicant must show documentation of County Commissioner's adoption of the annexation petition.

Parcel Number for Certified Address 010011656 & 010041332
☐ Check here if listing additional parcel numbers on a separate page.

Current Zoning District(s) CPD Requested Zoning District(s) CPD

Recognized Area Commission Area Commission or Civic Association NEKC

Proposed Use or reason for rezoning request: EXTEND PERMISSIBLE USES TO EATING & DRINKING ESTABLISHMENT AT THE SITE
(continue on separate page if necessary)

Proposed Height District: 35' Acreage 010011656 010041332
[Columbus City Code Section 3309.14] .077A .215A

APPLICANT:

Name MATTHEW WETTERD
Address 49 PARSONS City/State COLUMBUS OH Zip 43215
Phone # 648 9733 Fax # _____ Email _____

PROPERTY OWNER(S):

Name 49 PARSONS LLC
Address 49 PARSONS AVE City/State COLUMBUS OH Zip 43215
Phone # 648 9733 Fax # _____ Email _____
☐ Check here if listing additional property owners on a separate page

ATTORNEY / AGENT (CHECK ONE IF APPLICABLE) ☐ Attorney ☐ Agent

Name _____
Address _____ City/State _____ Zip _____
Phone # _____ Fax # _____ Email: _____

SIGNATURES (ALL SIGNATURES MUST BE PROVIDED AND SIGNED IN BLUE INK)

APPLICANT SIGNATURE M. Wetterd

PROPERTY OWNER SIGNATURE M. Wetterd

ATTORNEY / AGENT SIGNATURE _____

My signature attests to the fact that the attached application package is complete and accurate to the best of my knowledge. I understand that the City staff review of this application is dependent upon the accuracy of the information provided and that any inaccurate or inadequate information provided by me/my firm/etc. may delay the review of this application.

PLEASE NOTE: incomplete information will result in the rejection of this submittal.
Applications must be submitted by appointment. Call 614-645-4522 to schedule.
Please make all checks payable to the Columbus City Treasurer



City of Columbus Zoning Plat



ZONING NUMBER

The Zoning Number Contained on This Form
is Herein Certified to Obtain Zoning, Rezoning,
and Variances, and is NOT to be Used for
the Securing of Building & Utility Permits

Parcel ID: 010041332

Zoning Number: 51

Street Name: PARSONS AVE

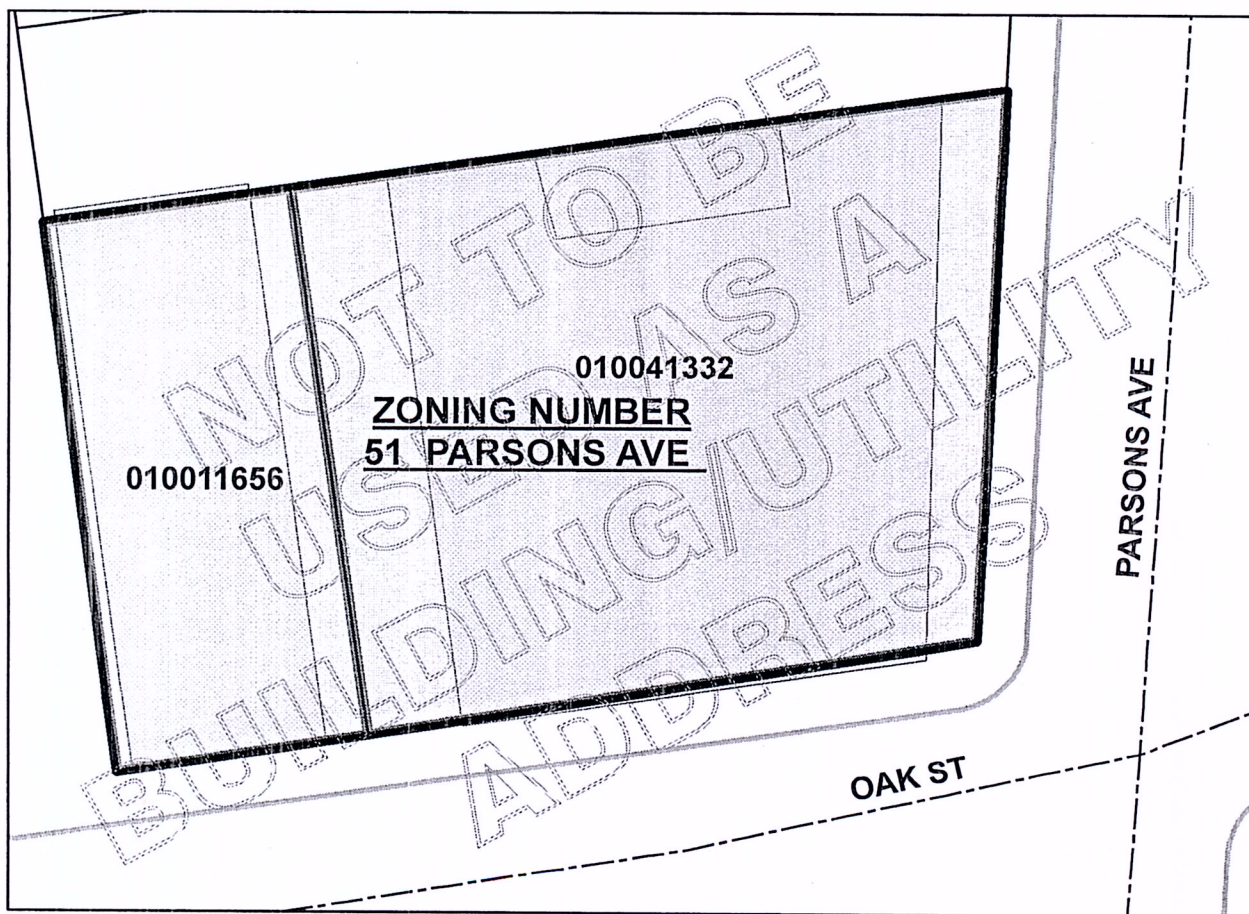
Lot Number: 4-6

SUBDIVISION: BELLOWS

Requested By: COLUMBUS CONSULTING GROUP (JOHN INGWERSEN)

Issued By: Adriana Amarian

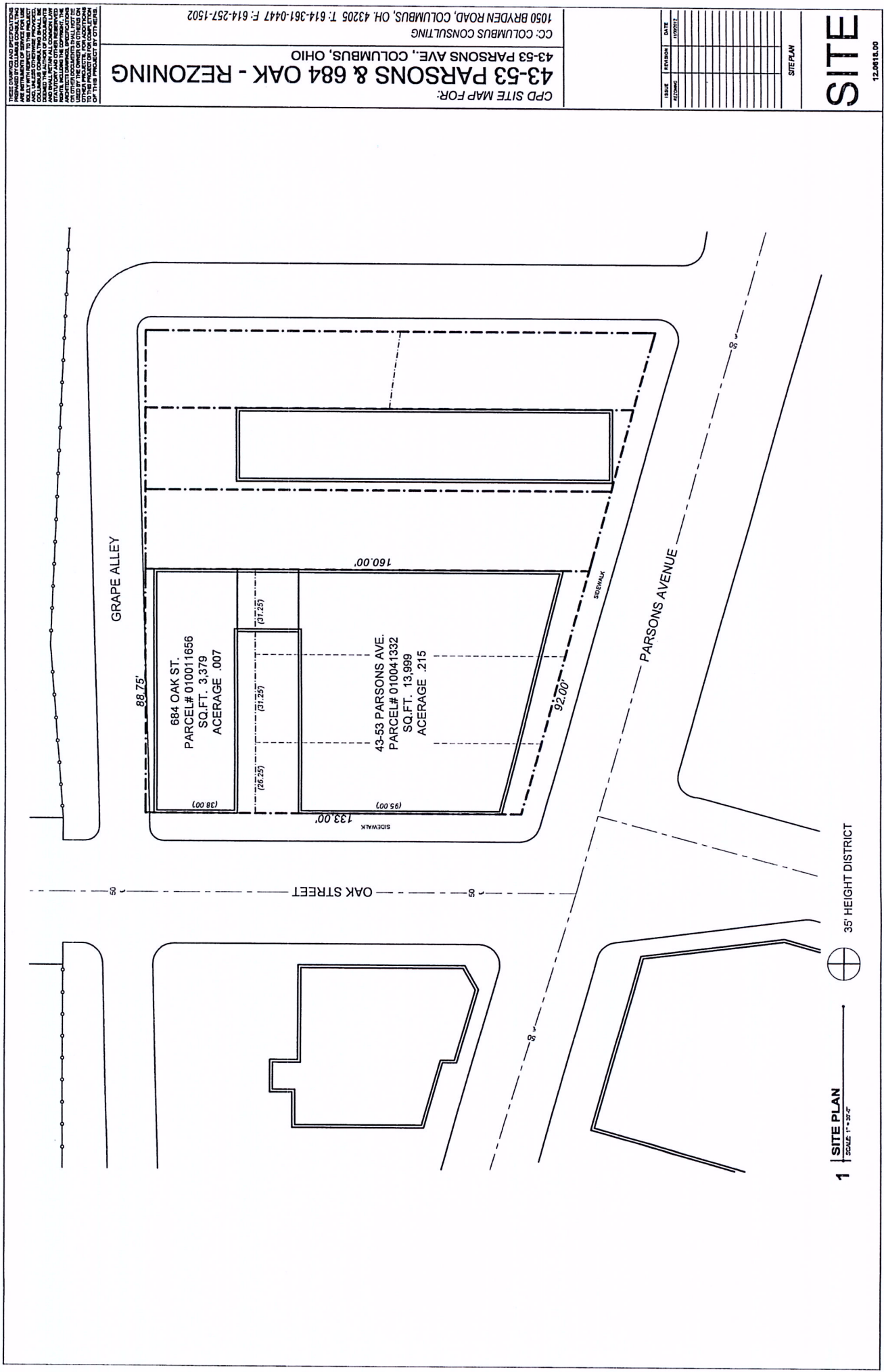
Date: 12/3/2012



PATRICIA A. AUSTIN, P.E., ADMINISTRATOR
DIVISION OF PLANNING AND OPERATIONS
COLUMBUS, OHIO

SCALE: 1 inch = 30 feet

GIS FILE NUMBER: 12073



SITE
12.0618.00

SITE PLAN

DATE	REVISION	ISSUE
12/06/18		1

CPD SITE MAP FOR:
43-53 PARSONS & 684 OAK - REZONING
43-53 PARSONS AVE., COLUMBUS, OHIO
CC: COLUMBUS CONSULTING
1050 BRYDEN ROAD, COLUMBUS, OH 43205 T: 614-361-0447 F: 614-257-1502

THESE DIMENSIONS AND SPECIFICATIONS ARE FOR INFORMATIONAL PURPOSES ONLY. THE CLIENT SHALL VERIFY THE ACCURACY OF ALL DIMENSIONS AND SPECIFICATIONS PRIOR TO CONSTRUCTION. THE CLIENT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE CLIENT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY EASEMENTS AND RIGHTS-OF-WAY FROM THE APPROPRIATE OWNERS. THE CLIENT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY UTILITIES INFORMATION FROM THE APPROPRIATE UTILITIES COMPANIES. THE CLIENT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY SURVEY INFORMATION FROM THE APPROPRIATE SURVEYOR. THE CLIENT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY LEGAL COUNSEL. THE CLIENT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY FINANCIAL INFORMATION. THE CLIENT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY OTHER INFORMATION. THE CLIENT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY OTHER INFORMATION.

Legal Description:

Lots 14,15,16,&17 of William Gill's Subdivision located on the west side of Parson's Avenue between Broad and Oak Streets (43-53 Parsons, 692 Oak Street and 684 Oak Street) and being more particularly described as follows:

Situated in the County of Franklin, in the State of Ohio, and in the City of Columbus and bounded and described as follows:

Being all Lots Numbers Four (4), Five (5) and Six (6) of George Bellows' Subdivision of Lots No. 14, 15, 16, 17 of William Gill's Subdivision of Outlots 68 and 69, as the same is shown of record in Plat Book 1, page 343, Recorder's Office, Franklin County, Ohio.

CPD Text:

1. INTRODUCTION:

The subject site is located along Parsons Avenue, north of Oak Street and south of East Broad Street. The Site lies within the boundaries of the Near Eastside Area Commission and the Parsons Avenue / Olde Towne Quarter urban commercial overlay.

The site is occupied by two buildings, 43-53 Parsons Avenue, and 684 Oak Street, and is currently zoned under a CPD ordinance 1508-81, allowing continuing commercial uses on the first floors of the two existing buildings, and eight second floor apartments at the 43-53 Parsons Avenue Building. The site has a zero setback, access is by pedestrian sidewalk and curb drop-off.

This CPD text is being submitted to allow an eating and drinking establishment use to be extended to the 684 Oak Street Building, which has been a retail use.

2. PERMITTED USES:

(C.C.C. § 3351.03) uses shall be permitted for this site, except for eating and drinking establishments which may occupy more than the C-1 limitation of 2000 square feet.

3. DEVELOPMENT STANDARDS:

Except as specified herein, the applicable development standards shall be as specified in Chapter 3351, C-1 Community Commercial District.

A). Density, Height, Lot and/or Setback commitments:

1. Maintain existing zero setbacks on all sides, and existing height district of 35 feet.

B). Access, Loading, Parking and/or other Traffic related Commitments:

1. N/A

C). Buffering, Landscaping, Open Space and/or Screening Commitments:

1. N/A

D.) Building design and/or Exterior treatment commitments:

1. N/A

E). Dumpsters, Lighting and/or other environmental commitments:

1. N/A

F). Graphics and Signage commitments:

1. All graphics and signage shall comply with the Graphics Code, Title 3382 of the Columbus City Code as it applies to the applicable Overlay. Any variance to the sign requirements shall be submitted to the Columbus Graphics Commission for consideration.

G). Other CPD Requirements:

1. Natural Environment: The site is developed with existing storerooms, restaurant and bar and outdoor seating area on the ground floor. Basements are accessory to the ground floor occupancies, eight (8) apartments are located on the second floor of the 43-53 Parsons Avenue building, and an office area on the second floor of the 684 Oak Street building.

2. Existing Land Use: Commercial uses on the ground floors, eight (8) apartments on the second floor of the 43-53 Parsons Avenue Building, and an office above the retail use in the 684 Oak Street building.

3. Transportation and Circulation: The site access will remain as currently situated. There is no onsite parking.

4. Visual Form of the Environment: The existing uses of the surrounding properties are:

North: apartment and office uses

East: parking lots, commercial and retail uses

South: Commercial and retail uses

West: I-71 freeway

5. View and Visibility: existing structures

6. Proposed development: Continuing C1 uses and eating and drinking establishment use of up to 8000 sq.ft.

7. Behavior Patterns: Existing traffic flows will be maintained until such time as the I-71 interchange modifications are accomplished to the west of the site.

8. Emissions: No change to the character or level of emissions from the site.

Variances Requested:

1. Section 3312.49 Minimum Number of Parking Spaces Required:

Current uses of the site calculate at:

Apartment use 8 units x 1.5 spaces	12
Retail use 5855 sq.ft. x 1space per 250 sq.ft.....	25
Eating and drinking 4060 sq.ft.x 1space per 75 sq.ft.	55
Patio use 1804 sq.ft. x 1 space per 150 sq.ft.	13
	Total by sq.ft. 105
	25% UCO reduction (27)
	Total current78

Proposed CPD uses under maximum allowable eating and drinking establishment use:

Apartment use 8 units x 1.5 spaces	12
Retail use 2000 sq.ft. x 1space per 250 sq.ft.....	8
Eating and drinking use 7915 sq.ft.x 1space per 75 sq.ft.	105
Patio use 2804 sq.ft. x 1 space per 150 sq.ft.	19
	Total by sq.ft.....144
	25% UCO reduction (38)
	Total proposed ..106

Variance requested for 28 parking spaces.

The undersigned, being the owner of the subject property, and the applicant, and or other authorized representatives, do hereby agree singularly and collectively for themselves, their heirs, successors, and assigns, to abide by above restrictions, conditions, and commitments regarding development of the subject property and for such purpose each states the he fully understands and acknowledges that none of the foregoing restrictions, conditions, or commitments shall in any manner act to negate, nullify, alter, or modify any more restrictive provision of the Columbus City Code.

Signature:

Date:



REZONING APPLICATION

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AFFIDAVIT

(See instruction sheet)

APPLICATION # 212-071

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME MATTHEW METTEND
of (1) MAILING ADDRESS 49 PARSONS AVE COLUMBUS, OH 43215
deposed and states that (he/she) is the applicant, agent, or duly authorized attorney for same and the following is a
list of the name(s) and mailing address(es) of all the owners of record of the property located at
(2) CERTIFIED ADDRESS FOR ZONING PURPOSES 51 PARSONS
for which the application for a rezoning, variance, special permit or graphics plan was filed with the Department of Building
and Zoning Services, on (3) 12/4/12

(THIS LINE TO BE FILLED OUT BY CITY STAFF)

SUBJECT PROPERTY OWNERS NAME
AND MAILING ADDRESS
☐ Check here if listing additional property owners
on a separate page.

(4) MATTHEW METTEND
49 PARSONS AVE
COLUMBUS, OH 43215

APPLICANT'S NAME AND PHONE #
(same as listed on front of application)

MATTHEW METTEND 648 9733

AREA COMMISSION OR CIVIC GROUP
AREA COMMISSION ZONING CHAIR OR
CONTACT PERSON AND ADDRESS

(5) NEAC -
489 LINWOOD AVE 43205
KATHLEEN BAILEY - CHAIR
ANNIE ROSS - WOMACK
874 OAKWOOD AVE 43206

and that the attached document (6) is a list of the names and complete mailing addresses, including zip codes, as
shown on the County Auditor's Current Tax List or the County Treasurer's Mailing List, of all the owners of
record of property within 125 feet of the exterior boundaries of the property for which the application was filed, and
all of the owners of any property within 125 feet of the applicant's or owner's property in the event the applicant or
the property owner owns the property contiguous to the subject property(7)

SIGNATURE OF AFFIANT

(8) [Signature]
day of October, in the year 2012

Subscribed to me in my presence and before me this

SIGNATURE OF NOTARY PUBLIC

(8) Whitney Lewis
11-28-2015

My Commission Expires:

This Affidavit expires six months after date of notarization.



Here
WHITNEY L. LEWIS
Notary Public, State of Ohio
My Commission Expires 11-28-2015

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Mr. Matthew Mefferd
49 Parsons
Columbus, OH 43215

NEAC
c/o Ms. Annie Ross-Womack
874 Oakwood
Columbus, OH 43206

C&W Investment Company LLC
92 W. 5th Avenue
Columbus, OH 43201

City of Columbus
Real Estate Management
90 W. Broad St. Room 425
Columbus, OH 43215

Buckeye Ranch Foundation Inc.
5665 Hoover Rd.
Grove City, OH 43123

Absolute Properties LLP
PO Box 10474
Columbus, OH 43201

Schwartz Henry Z & Candis C
64 Parsons Ave
Columbus, OH 43215

Columbus Music Hall Inc.
734 Oak St.
Columbus, OH 43201



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PROJECT DISCLOSURE STATEMENT

Parties having a 5% or more interest in the project that is the subject of this application.

THIS PAGE MUST BE FILLED OUT COMPLETELY AND NOTARIZED. Do not indicate 'NONE' in the space provided.

APPLICATION # Z12-071

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) MATTHEW WIEFFERD
of (COMPLETE ADDRESS) 49 PARSONS AVE
deposes and states that (he/she) is the APPLICANT, AGENT or DULY AUTHORIZED ATTORNEY FOR SAME and the following is a list of all persons, other partnerships, corporations or entities having a 5% or more interest in the project which is the subject of this application in the following format:

Name of business or individual
Business or individual's address
Address of corporate headquarters
City, State, Zip
Number of Columbus based employees
Contact name and number

1. <u>49 PARSONS, LLC</u> <u>49 PARSONS AVE</u> <u>COLUMBUS, OHIO 43215</u> <u>MATTHEW WIEFFERD - 614-9733</u>	2.
3.	4.

☐ Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT

Subscribed to me in my presence and before me this 4 day of December, in the year 2012

SIGNATURE OF NOTARY PUBLIC

My Commission Expires:

Whitney L Lewis
11-28-2015

This Project Disclosure Statement expires six months after date of notarization.



WHITNEY L. LEWIS
Notary Public, State of Ohio
My Commission Expires 11-28-2015

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